



DRAFT MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **August 8, 2005** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner Larry Klein; Commissioner David Simons; and Commissioner Brandon Sulser

Members Absent: Commissioner Chris Moylan (excused absence)

Staff Present: Trudi Ryan, Planning Officer; Andy Miner, Principal Planner; Rebecca Moon, Assistant City Attorney; Kelly Diekmann, Associate Planner; Jamie McLeod, Associate Planner; and Deborah Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CITIZENS TO BE HEARD

Harriet Rowe, Sunnyvale resident, addressed the Planning Commission commenting that one of her pet projects is community rooms. She said that she has been disappointed with projects that have proposed "meeting places" instead of community rooms. She said meeting places can be outside without roofs, like a pergola, and that they may not provide adequate coverage. She has been told one reason developers are proposing meeting places instead of community rooms is due to high insurance costs and this argument is not good enough as the benefits outweigh the extra costs. She added that community rooms meet many needs year round and meeting places would only be a benefit during warmer months. She expressed her disappointment that the Planning Commission has not pushed to encourage developers to build community rooms.

APPROVAL OF THE CONSENT CALENDAR

- a. Approval of Minutes of July 25, 2005

- b. **2005-0417:** Application for a Design Review on a 6,200 square-foot site to allow a first and second-story addition resulting in 48% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **919 Bluebell Way** (near Palo Verde Dr) in an R-O (Low-Density Residential) Zoning District. (APN: 213-03-049) AM
- c. **2005-0620** – Application for a Design Review on an 8,129 square-foot site to allow the demolition of an existing home and the construction of a new 3,865 square-foot two-story home resulting in a 48% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **943 Marion Way** (near Hampton Dr) in an R-0(Low-Density Residential) Zoning District. (APN: 313-13-014) RK

ACTION: Comm. Sulser made a motion to approve the Consent Calendar. Comm. Klein seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: Items b. and c. of the Consent Calendar are appealable to the City Council no later than August 23, 2005.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2004-0023/2005-0324 – Lockheed Missiles & Space Co. Inc.** [Applicant/Owner]: Application for related proposals located at **1111 Lockheed Martin Way** (near 3rd Ave) in an MP-I/MP-TOD (Moffett Park Industrial/Moffett Park TOD) Zoning District. (APN: 110-01-025) AM (**Continue to August 22, 2005**)
- **Tentative Map** on a 206-acre site to subdivide one lot into five lots, and
 - **Variance** to allow five parcels without each lot frontage on a public street.

ACTION: Comm. Simons made a motion on item 2004-0023/2005-0324 to continue the item to August 22, 2005. Comm. Babcock seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: Item to be continued to the August 22, 2005 Planning Commission meeting.

2. **2005-0623 – Toyota of Sunnyvale** [Applicant] **Su Family Partners, Lp** [Owners]: Application for a Special Development Permit on a 27,948 square-foot site to allow the conversion of a portion of an existing building into a carwash and to upgrade the facade. The property is located at **876 West El Camino Real** (near S Pastoria Ave) in a C-2/ECR (Highway Business/El Camino Real Precise Plan) Zoning District. (Negative Declaration) (APN: 201-21-003) AM **(Continue to August 22, 2005)**

ACTION: Comm. Babcock made a motion on Item 2005-0623 to continue the item to August 22, 2005. Comm. Fussell seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: Item to be continued to the August 22, 2005 Planning Commission meeting.

3. **2005-0512 – Appeal** of a decision by the Director of Community Development denying a Use Permit on a 1.2-acre site to allow existing educational use in an industrial building. The property is located at **1140 W. Evelyn Avenue** (near Bernardo Avenue) in an M-S (Industrial and Service) Zoning District. (APN: 161-31-035) JM **(Continue to August 22, 2005)**

ACTION: Comm. Fussell made a motion on Item 2005-0512 to continue the item to August 22, 2005. Comm. Sulser seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: Item to be continued to the August 22, 2005 Planning Commission meeting.

4. **Study Issue:** Extending Approval of Wright Avenue Single-Story Combining District (Also scheduled for the City Council meeting of August 23, 2005) AM

ACTION: Comm. Babcock made a motion for: Alternative 2, to modify the zoning code to eliminate the sunset provisions of the combining district; modify Alternative 4, to modify the zoning code to allow applications for a new seven-year period to be filed within nine months prior to the expiration of the zoning; Alternative 6, to eliminate the fee for applications to reinstate the single-story zoning in an area; modify Alternative 7, to reduce the required approval from the current 67% of the owners to 55% of owners. Comm. Simons seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is scheduled to be heard by City Council at the August 23, 2005 meeting.

5. **2005-0509 - Chung Tai Zen Center Of Sunnyvale** [Applicant] **Chung Tai Intl Chan Buddhist Assn** [Owner]: Application for a Use Permit on a 1.5-acre site to allow the relocation of a community cultural place of assembly from 1031 N Fair Oaks Ave to the following site address. The property is located at **750 East Arques Avenue** (near N Wolfe Rd) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-32-007) JM

ACTION: Comm. Sulser made a motion on Item 2005-0509 for Alternative 1 to adopt the Negative Declaration and approve the Use Permit with attached conditions (including limiting use of the building and the number of attendees, and not allowing the residential uses). Comm. Klein seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is appealable to the City Council no later that August 23, 2005.

Chair Hungerford announced that there would be a five minute break at 10:05 p.m.

6. **2005-0510 – John Travis** [Applicant] **Baywest Properties** [Owner]: Application for related proposals on a 32,525 square-foot site located at **1156 Aster Avenue** (near Evelyn Ave) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-026) KD

- **Special Development Permit** to construct 44 townhomes, and
- **Tentative Map** to subdivide one lot into 44 lots and one common lot.

ACTION: Comm. Babcock made a motion on Item 2005-0510 for Alternative 1 to adopt the Mitigated Negative Declaration and approve the Special Development Permit and Tentative Map with attached conditions; addition to Condition of Approval (COA) 5.C. to include “slate roof”; addition of COA 9.M. that the intent of the selected trees be “large species as appropriate to the site”. Comm. Simons seconded. Motion carried 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is appealable to the City Council no later that August 23, 2005.

7. 2005-0609 – Sunbro Builders [Applicant] **Andres Field O Jr.** [Owner]: Application for related proposals on a 22,213 square-foot site located at **926 South Wolfe Road** (near Primrose Ave) in an R-0 (Low-Density Residential) Zoning District. (Negative Declaration) (APN: 213-25-010) GC

- **General Plan Amendment** Low-Density Residential to Low-Medium Density Residential
- **Rezone from R-0 (Low-Density Residential) to R-1.5** (Low-Medium Density Residential) Zoning District,
- **Special Development Permit** to allow four new single-family homes, and
- **Parcel Map to subdivide one lot into four lots.**

ACTION: Comm. Klein made a motion on Item 2005-0609 for Alternative 1 to adopt the Mitigated Negative Declaration and to recommend the Council;
a. Amend the General Plan from Low Density Residential to Low Medium Density Residential;
b. Rezone from R-0 to R-1.5;
c. Approve the Tentative Map and Design Review with attached conditions.
Comm. Fussell seconded. Motion carried unanimously, 6-0, Comm. Moylan absent.

APPEAL OPTIONS: This item is scheduled to be heard by City Council on August 23, 2005.

Ms. Ryan commented that originally the notices that were mailed for this item indicated that it would be heard at the August 16, 2005 Council meeting. However, this has been re-advertised and will be heard at the August 23, 2005 Council meeting.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

City Council Meeting Report

Trudi Ryan, Planning Officer, said there have been no City Council meetings since the last Planning Commission meeting. There is a Council meeting tomorrow evening, August 9, 2005, but there are no Planning items on the agenda. As a note of interest, there is an item on the agenda regarding liquidambar street trees.

Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Trudi Ryan
Planning Officer